



# *Interagency Council on Homelessness*

## *Housing Solutions Committee*



*20 December 2021*

# Agenda



- I. **Welcome & Agenda Review**
- II. **Discussion**
  - a) **Consolidated RFP: Preliminary Outcomes & Process Updates**
  - b) **DHCD Pipeline Report on PSH Projects**
  - c) **Creating Deeply Affordable Housing for Singles not matched to PSH & Acquisition Funds**
- III. **Announcements and Reminders**
  - a) **LRSP Rulemaking**
  - b) **RFA for Supporting Faith-Based Institutions Developing Affordable Housing**
- IV. **Summary and Adjournment**
  - a) **January meeting coincides with MLK Day**

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# Need for a new housing product



## Homeward DC 2.0 documented substantial improvements, particularly for families:

- ❖ 73% reduction in family homelessness between 2016 and 2021.
- ❖ Comprehensive reforms, including replacing a very large shelter with smaller, service-enriched facilities.
- ❖ Rapid Rehousing accounted for largest portion of exits.

## Progress for individuals has been slower:

- ❖ District has more than doubled the PSH inventory between FY'16 and '20.
- ❖ However, number of individuals experiencing homelessness has increased even as chronic homelessness began to decrease in FY'19 and '20.
- ❖ Characteristics of individuals not matched with PSH:
  - Median age 52; health and other conditions likely to deteriorate the longer homelessness persists.
  - Inconsistent workforce attachment; 2019 survey indicated average earnings of approximately \$4,000 over a three-month period.
- ❖ Drivers of long-term homelessness include:
  - Lack of resources for prevention.
  - Ongoing shortage of affordable housing in the District.

**"Homelessness is the tip of the iceberg with regard to poverty; it is the visible peak atop a submerged crisis of inequity."**

# The District Responses in FY 2022



The District has allocated funding at historic levels for proven housing tools:

## Immediate response:

- ❖ Over 3,400 vouchers plus services for people matched with Permanent Supportive Housing (PSH) and TAH.
- ❖ Expansions to Rapid Rehousing program.

## Longer term production:

- ❖ \$400 million in Housing Production Trust Fund, matched with project-based Local Rent Support Program vouchers.

## **Allocating one-time funding from ARPA to test new housing approaches:**

- ❖ Individuals currently experiencing homelessness.
- ❖ Incomes not sufficient to achieve stable housing without long-term rental assistance (beyond Rapid Rehousing).
- ❖ Not matched to PSH; do not have long-term vouchers; not expected to need long-term, wrap-around services.
- ❖ Funding sources include HOME-ARP and Fiscal Recovery Funds, both under ARPA.
  - HOME-ARP funds currently made available under the Consolidated RFP (\$16.4MM after administrative costs).
  - Fiscal Recovery Funds (\$31MM) to be offered under a dedicated RFP, with remaining HOME-ARP, in calendar 2022.

# Clarifications & Input Opportunities in 2022



**All permanent affordable housing development resources are represented in the Consolidated RFP, *but for* the \$31 MM in Fiscal Recovery Funds.**

- ❖ The RFP will allocate far more resources than have previously been available.
- ❖ The RFP sets priorities but *does not exclude* other proposals.
- ❖ Organizations should submit their projects by February 15.

**While much of the one-time ARPA funds will have been allocated, DHCD is planning for the FY23 budget cycle.**

- ❖ Housing providers can receive feedback on proposals even if they are not funded with FY22 dollars.
- ❖ Presenting DHCD with a viable pipeline demonstrates the need for further investment in PSH production.

**Next steps regarding the FY22 allocation of "acquisition funds" (HOME-ARP and Fiscal Recovery):**

- ❖ DHCD will review proposals submitted under the Consolidated RFP that could use HOME-ARP.
- ❖ **Proposed: ICH to facilitate information gathering and input for serving single adults not matched to PSH**
- ❖ District will consider all input in development of dedicated RFP for deeply affordable housing in 2022.
- ❖ Both RFPs (current and next) can allocate funding for acquisition of hotels and other property types.



# Facilitating Information Gathering



## Process/Steps Recommended for Discussion

- ❖ Surveys and focus groups with clients to better understand needs and preferences.
- ❖ Workshops with providers to clarify housing types and operational considerations.
- ❖ Other?

Note: will continue to ensure all answers to questions from DHCD will come through the Consolidated RFP platform while process is underway.

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**Developing Affordable Housing RFA**
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# LRSP Tenant Based Assistance Rulemaking



- ❖ Proposed rulemaking published – 12/17/2021
- ❖ Summary of proposed changes:
  - Self-certification for eligibility factors: §9505.6 - §9505.12
  - Families receiving Tenant-Based Housing Assistance using self-certification for the eligibility factors in §6106.1 shall provide the required verification documentation in §9505.7 within the sooner to occur of **ninety (90) days of the application date for eligibility, or prior to the lease-up of a unit.**
  - To receive permission for self-certification, an applicant shall provide DCHA with a written statement addressing the reasons why the applicant was unable, at the time the applicant submitted an application for Tenant-Based Housing Assistance, to provide the required verification documents in §§5101.2 (additional household member), 5102.5 (US citizenship), 5103.1 and 5103.2 (social security number), 5404.1 (legal identity), 5405.1 (family relationship), and 5406.1 (annual income).

❖ Submit comments - [PublicationComments@dchousing.org](mailto:PublicationComments@dchousing.org)

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### **Request for Applications Supporting Faith-Based Institutions in Developing Affordable Housing**

#### **Goal of the Faith-Based Pilot**

The goal of this initiative is to help faith-based institutions interested in using their land assets to develop affordable housing for residents below 50% of MFI. The grant must be used to support a minimum of 10 faith-based institutions in the District in obtaining the technical assistance and predevelopment financing necessary to move from idea to concept in building affordable housing on their land.

# ICH Update

## Applicant Qualifications

- Commitment and experience developing affordable housing
- Experience providing predevelopment assistance
- Current experience working with Faith Based Institutions
- Ability to raise capital for the execution of the program
- Organizational capacity to implement program within 2 months of award
- Governing body that has skills to develop affordable housing

## Award Amount

\$1MM

## Timeline

Release Date: December 16<sup>th</sup>, 2021

Responses Due: January 28<sup>th</sup>, 2022



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**January mtg date is on MLK day**

